# Statement of Information Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

Address Including suburb and postcode

207/19-21 Hanover Street Oakleigh VIC 3166

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$370,000	&	\$407,000
Median sale price				

#### (\*Delete house or unit as applicable)

Median Price	\$562,500	Property type		Unit		Suburb	Oakleigh
Period-from	01 May 2020	to	30 Apr 2	2021	Source		Corelogic

#### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
13/110 Atherton Road Oakleigh VIC 3166	\$425,000	30-Nov-20
15/110 Atherton Road Oakleigh VIC 3166	\$410,000	24-Nov-20
205/83-85 Drummond Street Oakleigh VIC 3166	\$380,000	11-Feb-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

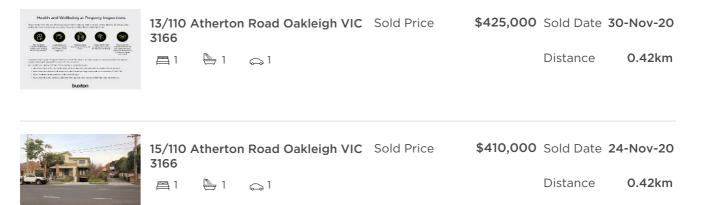
This Statement of Information was prepared on: 24 May 2021



consumer.vic.gov.au



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	No.
LYAR	

205/83-85 Drummond Street Oakleigh VIC 3166			Sold Price	\$380,000 Sold Date	11-Feb-21
<b>E</b> 1	ے 1	<b>⇔</b> 1		Distance	0.94km

#### RS = Recent sale UN = Undisclosed Sale

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